

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Taunton Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$5,527,666**

PJ's Size Grouping*: **C**

PJ Since (FY): **2004**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	83.40 %	92.92 %	19	92.07 %	10	7	
% of Funds Disbursed	77.21 %	87.33 %	19	84.14 %	21	17	
Leveraging Ratio for Rental Activities	7.5	7.78	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	59.80 %	93.20 %	19	81.45 %	9	8	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.85 %	74.93 %	18	69.74 %	17	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.31 %	82.07 %	3	80.97 %	70	77	
% of 0-30% AMI Renters to All Renters***	53.85 %	50.76 %	8	45.50 %	63	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.87 %	97.38 %	17	95.55 %	27	26	
Overall Ranking:			In State:	19 / 19	Nationally:	34 29	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,448	\$27,206		\$26,831	39 Units	22.70 %	
Homebuyer Unit	\$11,045	\$16,143		\$15,029	89 Units	51.70 %	
Homeowner-Rehab Unit	\$22,498	\$15,345		\$20,806	44 Units	25.60 %	
TBRA Unit	\$0	\$4,019		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Taunton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$75,312	\$173,968	\$24,063
State:*	\$148,085	\$103,120	\$23,596
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	73.0	87.5	95.5	0.0	Single/Non-Elderly:	64.9	17.0	11.4	0.0
Black/African American:	5.4	6.8	2.3	0.0	Elderly:	13.5	2.3	25.0	0.0
Asian:	0.0	1.1	0.0	0.0	Related/Single Parent:	16.2	40.9	25.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.7	37.5	29.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.7	2.3	9.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	2.3	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	5.4	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	16.2	4.5	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	73.0	15.9	25.0	0.0	Section 8:	5.4	0.0 [#]		
2 Persons:	16.2	25.0	27.3	0.0	HOME TBRA:	0.0			
3 Persons:	8.1	19.3	27.3	0.0	Other:	81.1			
4 Persons:	2.7	28.4	13.6	0.0	No Assistance:	13.5			
5 Persons:	0.0	4.5	2.3	0.0					
6 Persons:	0.0	3.4	4.5	0.0					
7 Persons:	0.0	3.4	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			8	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Taunton Consortium

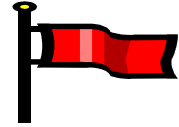
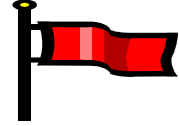
State: MA

Group Rank: 34
 (Percentile)

State Rank: 19 / 19 PJs

Overall Rank: 29
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	59.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	47.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	94.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)